

**City of Greensboro Planning Department  
Zoning Staff Report  
January 9, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** H  
**Location:** West side of Coapman Street between Spring Garden Street and Brevard Street

**Applicant:** Joe Kupiel  
**Owner:** Tiffany Clark & Arthur Slaydon

**From:** RM-18  
**To:** CD-RM-26

**Conditions:** 1) Uses: All residential uses permitted in the RM-26 zoning district.  
2) No structure shall exceed 3 above ground stories in height.

SITE INFORMATION	
<b>Maximum Developable Units</b>	21
<b>Net Density</b>	23 units per acre
<b>Existing Land Use</b>	Single Family Dwellings
<b>Acreage</b>	0.912 acre
<b>Physical Characteristics</b>	<i>Topography:</i> Downward westerly slope <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RM-18
<i>South</i>	Triad Anodizing and Plating / Uniworld Auto Sales	LI / HB
<i>East</i>	Undeveloped	CD-HB
<i>West</i>	Single Family	RM-18

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75.

<b>DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-RM-26 (PROPOSED) ZONING DISTRICTS</b>
<b>RM-18:</b> Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
<b>CD-RM-26:</b> Primarily intended to accommodate high density residential uses at a density of 26.0 units per acre or less. See Conditions for additional restriction.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Brevard Street – Local Street, Coapman Street – Local Street.
<b>Site Access</b>	Unknown at this time.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side of all other street types.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** This request is located in an area uniformly zoned for higher density multifamily uses. The current request would allow an additional 7 units on the subject property (21 units versus 14 under RM-18).

The property is in an area designated as High Residential (over 12 dwelling units per acre) on the Generalized Future Land Use Map. Both RM-18 and RM-26 zoning districts are consistent with that land use classification. This request is also consistent with the Housing and Neighborhoods goal as stated above. It meets Comprehensive Plan policies of promoting mixed income neighborhoods, as well as providing a diversification of housing types.

However, it leaves a situation where the existing single family lot at the southwest intersection of Coapman Street and Brevard Street is an isolated corner lot. This would be a much better rezoning proposal if that lot had been included in the request. Building height and density are two concerns that staff has with regard to compatibility of the proposal with the existing adjacent

single family dwelling. The initial application provided no conditions regarding adequate building separation between a potential 3-story building and this single family dwelling and no conditions regarding an increased buffer to help insure compatibility with that dwelling.

To help minimize the lack of compatibility with surrounding properties, staff suggested the applicant add the following conditions:

- Limited to 1 principal structure not to exceed 3 above ground stories in height.
- *Maximum* building setback of 25 feet from the southern property line and Coapman Street.
- Type C Planting Yard shall be provided along the southern property line.
- Solid wood fencing at a minimum height of 6 feet shall be provided along the northern property line adjacent to Greensboro Tax Lot 236-2-1.

On January 4, 2006 the applicant contacted staff and stated that the above conditions would be added to the application at the public hearing.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report and with the addition of the above mentioned conditions, the Planning Department recommends approval.